



Norfolk District
US Army
Corps of Engineers

March 8, 2005

CENAO-TS-REG
05-V0306

FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

APPLICANT

Centex Homes
c/o Wetland Studies and Solutions, Inc.
Attn: Mr. Mark Headly, P.W.S.
14088-M Sullyfield Circle
Chantilly, Virginia 20151

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site is located on the western side of John Marshall Highway (State Route 55), south of U.S. Interstate 66 and north of Lee Highway (State Route 29) in Prince William County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to construct a residential development, Village Place at Gainesville, with associated utilities and infrastructures, consisting of approximately 222 residential units (townhouses and condominiums). The project will impact approximately 0.18 of an acre of palustrine forest wetlands, 0.13 of an acre of palustrine emergent wetlands, 0.84 of an acre of palustrine open water, and 315 linear feet of permanent stream impacts. To mitigate for the proposed impacts to wetlands and waters, the applicant proposes onsite wetland creation, to purchase wetland mitigation credits off site, and to contribute to the Virginia Aquatic Resources Trust Fund.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable

detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the individual and cumulative impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected, and (3) based on review of the Virginia Department of Historic Resources' Data Sharing System, known archaeological and architectural sites considered eligible or potentially eligible for listing on the National Register of Historic Places are located within the project area. Additional information might change any of these findings. However, the sites are not within our area of potential effect, therefore the proposed work will not have an effect on any property listed, or eligible for listing on the National Register of Historic Places.

COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-TS-G), 18139 Triangle Shopping Center, Suite 213, Dumfries, Virginia 22026 and should be received by the close of business on April 8, 2005.

If you have any questions about this project or the permit process, call Ms. Theresita Crockett-Augustine at 703-221-9736.

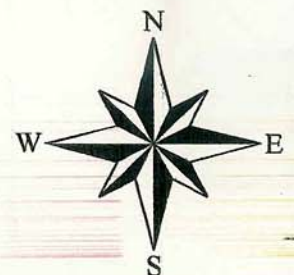
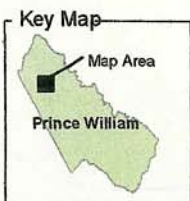
FOR THE DISTRICT ENGINEER:

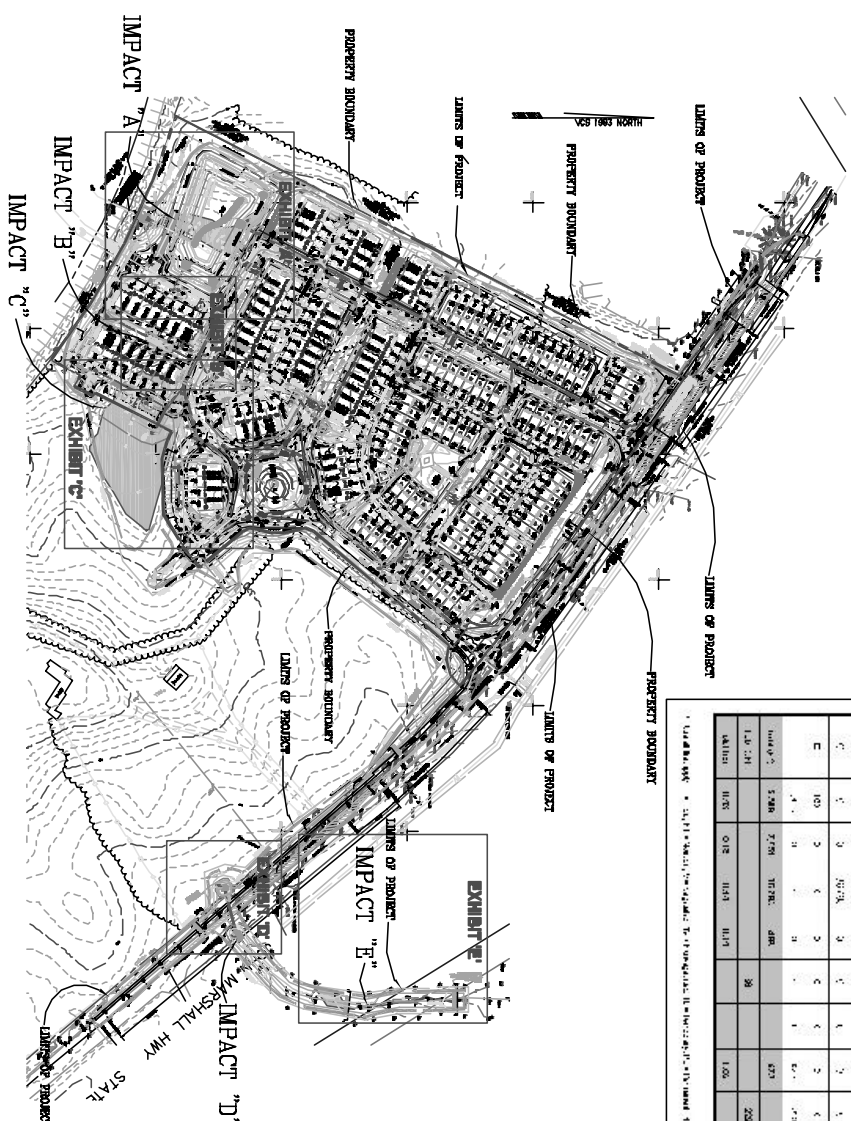
BRUCE F. WILLIAMS
Chief, Northern Virginia
Regulatory Section



Copyright ADC The Map People
Permitted Use Number 30411160

Vicinity Map
Village Place at Gainesville
WSSI #7998.01
Scale: 1" = 2000'





Wetland Impacts Summary												
Wetland Type	FWS	WET	AICB		WET	AICB	WET	AICB	WET	AICB	WET	AICB
			WET	AICB								
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**OVERALL WETLAND
IMPACT EXHIBIT
VILLAGE PLACE AT
GAINESVILLE**

SCALE: 1" = 300'
DATE: FEB 7, 2005

Dewberry
A Dewberry Company
10000 Highway 100
Gainesville, TX 77901
(702) 881-8880 Fax (702) 881-8884